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9 Gregory Place, Lytham

- Detached True Bungalow
- Close Walking Distance to the Centre of Lytham
- Lounge
- Breakfast Kitchen
- Principal Double Bedroom
- 2nd Bedroom with Conservatory Leading off
- Shower Room/WC
- Garden to the Front & Rear
- Garage & Off Road Parking
- Leasehold, Council Tax Band D & EPC Rating D

£310,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



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SIDE ENTRANCE VESTIBULE

Approached through UPVC double glazed double opening doors. Tiled floor. Step up to the part obscure glazed inner door leading to the Hallway.

HALLWAY

Central L shaped hallway. Single panel radiator. Corniced ceiling. Access to loft space. Wall mounted room thermostat.



LOUNGE

4.19m x 3.56m plus reveal (13'9" x 11'8" plus reveal)

Nicely presented principal reception room approached through a decorative part glazed door from the Hallway. UPVC double glazed oriel bay window overlooks the front garden. Upper stained glass leaded panels with two top opening lights. Deep display sill. Single panel radiator. Corniced ceiling. Television aerial point. Telephone point. Focal point of the room is a wall mounted recessed gas coal effect fire. Decorative part glazed door leads to the Kitchen.



BEDROOM ONE

3.91m x 3.56m (12'10" x 11'8")

Well proportioned double bedroom. UPVC double glazed window overlooks the rear garden with two top opening lights. Single panel radiator. Corniced ceiling. Bank of fitted wardrobes to one wall with sliding doors and a central mirrored panel. Additional fitted double and single wardrobes with matching bedside drawers and overbed units. Adjoining dressing table with drawers below.



BREAKFAST KITCHEN

4.19m x 2.84m (13'9" x 9'4")

UPVC double glazed windows overlooks the front garden with two top opening lights and matching stained glass leaded upper panels. Additional double glazed window to the side aspect with a side opening light. Adjoining UPVC outer door with an inset obscure double glazed panel gives access to the side and rear of the property. Range of eye and low level fixture cupboards and drawers. Incorporating a corner display shelving unit. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with ceramic splash back tiling. Matching peninsular breakfast bar. Built in appliances comprise: Belling four ring electric ceramic hob with a stainless steel illuminated extractor canopy above. Belling electric oven and grill below. Integrated fridge/freezer with a matching cupboard front. Concealed wall mounted Worcester combi gas central heating boiler (approx 2 years old) with adjoining programmer control. Double panel radiator.

BEDROOM TWO

2.95m x 2.69m (9'8" x 8'10")

Second bedroom currently used as a Sitting Room/Snug. Corniced ceiling. Wood effect laminate flooring. Single panel radiator. Fitted double wardrobe with an adjoining display unit with drawers and cupboard below. Sliding UPVC double glazed doors overlook and give access to the Conservatory.

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CONSERVATORY

3.38m x 3.28m (11'1" x 10'9")

Good sized brick based Conservatory with a pitched glazed ceiling with an overhead light/ceiling fan. UPVC double glazed windows overlook the rear garden with a number of top opening lights. Side UPVC outer door with inset double glazed panels gives garden access. Atlantic wall mounted electric panel heater. Wood effect laminate flooring.



SHOWER ROOM/WC

2.03m x 1.65m (6'8" x 5'5")

UPVC obscure double glazed window to the side elevation with a top opening light. Three piece white suite comprises: Full width shower with a fixed glazed screen and a plumbed overhead shower with additional hand held shower. Pedestal wash hand basin with a centre mixer tap. Low level W/C completes the suite. Ceramic tiled walls and floor. Single panel radiator. Wall mounted mirror fronted bathroom cabinet. Overhead light and ceiling extractor fan.



OUTSIDE

To the front of the bungalow is an attractive open plan landscaped garden, laid for ease of maintenance with slate chippings and a well stocked corner flower bed. A stone flagged driveway provides off road parking and leads down the side of the property to the Garage and side entrance with external lighting. A matching stone flagged pathway leads down the left hand side of the bungalow with side gate giving rear garden access.

To the immediate rear is a delightful and good sized private garden again landscaped for ease of maintenance. With a stone flagged patio and stone chipped area with inset stepping stones leading to a rear raised decked patio. Curved side flower bed with inset conifers. Large timber shed.



GARAGE

5.23m x 2.57m (17'2" x 8'5")

Attached brick garage approached through an electric up and over door. UPVC obscure double glazed window provides some natural light. Side UPVC personal door gives direct rear garden access. Power and light connected. Garden tap. Plumbing for a washing machine and space for a tumble dryer. Wall mounted electric radiator. Gas and electric meters.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Worcester combi boiler (approx 2 years old) in the Kitchen serving panel radiators and giving instantaneous domestic hot water. The Conservatory and Garage have wall mounted electric heaters as described.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC units.

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £10. Council Tax Band D

LOCATION

This two bedroomed detached true bungalow was constructed in the 1970's by Moore Brothers on this popular development known as 'South Park'. Enjoying a cul de sac location just a few minutes walk from Witch Wood and Lytham town centre with easy access to all of its shops, restaurants, Lytham Green, train station and other amenities. Fairhaven and Green Drive golf courses are also close by together with Lytham Hall.

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INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast Full Fibre Broadband is available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

VIEWING THE PROPERTY

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INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

Consumer Protection from Unfair Trading Regulation

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9, Gregory Place, Lytham St Annes, FY8 4SB



Total Area: 75.2 m² ... 810 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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